

Villa

Poreč, Istria



Ref	RE-U-28654
Type	Villa
Region	Istria > Porec
Location	Poreč
Front line	No
Sea view	No
Distance to sea	5000 m
Floorspace	165 sqm
No. of bedrooms	4
No. of bathrooms	3
Price	€ 650 000

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Stone villa with pool in Porec surroundings, 5 km from the sea!
Total area is 165 sq.m. Land plot is 490 sq.m.
Property was originally built in 1950 and subsequently refurbished in 2018.

On the ground floor of the house, there is an entrance hallway, a bedroom with a bathroom, a living room with a dining area, a fully equipped kitchen with access to the backyard where there is a covered summer kitchen and a swimming pool.

On the first floor of the house, there are three bedrooms, two bathrooms, and a spacious covered terrace. The house has video surveillance and an alarm system, with a TV, air conditioning, smoke and fire detectors in each bedroom and the living room. In the beautifully landscaped courtyard, there is a 32 m² swimming pool, a sunbathing area, and a terrace with a seating area and barbecue.

The villa blends modern and rustic styles, it is fully furnished and is being sold as such. An ideal investment for rental purposes.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m²:
3939 €

Average price/m² of this type
in this region:
3917 €

Median price/m² of this type
in this region:
3895 €

Average price/m² of this type
in Croatia:
4352 €

Median price/m² of this type
in Croatia:
3868 €

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